

1 **CITY COUNCIL OF THE CITY OF ANNAPOLIS**

2
3 **ORDINANCE NO. O-19-04**

4
5 **Introduced by Mayor Moyer**
6

7
8 **AN ORDINANCE** concerning
9

10 **The Boundaries of the City**
11

12 **FOR** the purpose of including the Bembe Beach/Bay Front Drive Property Annexation,
13 Annapolis Business Plaza Condominium/40 and 42 Hudson Street Property
14 Annexation, Arundel Land and Development Co., Inc. Property Annexation and, the
15 Sigma Family Limited partnership Property Annexation within the boundaries of the
16 City land; and matters generally relating to said boundaries.
17

18 * * * * *

19
20 **BY** repealing and re-enacting, with amendments
21 Appendix 1
22 Code of the City of Annapolis
23 (1996 Edition and Supplement)
24

25 **SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY**
26 **COUNCIL** that the Code of the City of Annapolis shall read as follows:
27

28 **THE CITY OF ANNAPOLIS BOUNDARY DESCRIPTION**
29 **Effective 10/23/03**
30

31 **Includes:**
32 **Sigma Family Limited Partnership Property Annexation**
33 **See R-5-03**
34
35
36
37

38 The Boundaries of the City of Annapolis shall be as follows:
39

40 All that area or part of Anne Arundel County, Maryland, included within the metes and
41 bounds hereinafter stated; saving and excepting therefrom all United States Government
42 property included within the said area. Said area being described as follows:
43

44 **BEGINNING** for the same at a point near the mouth of Back Creek or Severn River, said
45 point being north 24 degrees 15 minutes east 92.82 feet from a concrete monument, said
46 monument being coordinate station number 11255 of the Annapolis metropolitan sewage

1 district; said beginning point being distant north 18,394.56 feet and east 30,767.81 feet
2 from the origin coordinates of said Annapolis metropolitan sewage commission located at
3 latitude north 38 degrees 55 minutes west 76 degrees 35 minutes (1927 datum) and
4 running from said beginning point the following courses and distances to wit. Thence with
5 the south shoreline along the mean high water line of said Back Creek or the Severn River,
6 north 71 degrees 24 minutes 43 seconds east 292.95 feet and north 72 degrees 21
7 minutes 06 seconds east 33.97 feet to a point of land where the river turns westerly; thence
8 with the west shoreline of said Severn River, sometimes called the shoreline of the
9 Chesapeake Bay, and with a curve to the left in a southwesterly direction which has a
10 radius of 1,340 feet, a chord bearing and distance of south 21 degrees 31 minutes 44
11 seconds west 184.27 feet for an arc distance of 184.41 feet to a point at the mean high
12 water line; thence leaving said Severn River and passing through the conveyance from the
13 Southern Maryland Title Company, Incorporated, to the Annapolis Boat Rentals,
14 Incorporated, by deed dated June 26, 1980, and recorded among the Land Records of
15 Anne Arundel County, Maryland in Liber W.G.L. No. 3322, folio 127; parallel to the average
16 line of a jetty along the first line of this description, south 71 degrees 24 minutes 43
17 seconds west 106.08 feet to the beginning of the south 54 degrees 24 minutes west 78-foot
18 line of the conveyance from James L. Schulyer and Elizabeth M. Schuyler, his wife, to
19 Henry B. Wilson and Eleanor S. Wilson, his wife, by deed dated July 29, 1964, and
20 recorded among the Land Records of Anne Arundel County, Maryland in Liber L.N.P. No.
21 1778, folio 33; which is also the north 54 degrees 24 minutes east 78-foot line of the
22 conveyance from William B. Shew and Dorothy A. Shew, his wife, to the Annapolis Boat
23 Rentals, Incorporated, by deed dated February 14, 1968 and recorded among the said
24 Land Records in Liber M.S.H. No. 2143, folio 535; thence with said division line between
25 the two conveyances, as corrected to the Annapolis Grid North, south 45 degrees 58
26 minutes 24 seconds west 117.57 feet to a point where said line intersects the boundary
27 between Anne Arundel County and the City of Annapolis; thence with said boundary south
28 44 degrees 03 minutes 50 seconds east 137.7 feet to concrete monument number 11256;
29 thence south 20 degrees 13 minutes 40 seconds east 286.96 feet to a point near the high
30 water line of the Severn River; ~~leaving the Severn River and running south 50 degrees 34~~
31 ~~minutes 50 seconds west 217.88 feet to a concrete monument number 11016; thence~~
32 ~~south 28 degrees 19 minutes 40 seconds west 177.92 feet intersecting the line of~~
33 ~~conveyance from Douglas F. Lyons to Arthur F. Jimenez by deed dated September 30,~~
34 ~~1972 and recorded among the land records of Anne Arundel County, Maryland in Liber~~
35 ~~2526 Folio 734; which is also a point on the South 72 degrees 48 minutes 00 seconds East~~
36 ~~151.23 foot line of the conveyance from Tate Properties Inc. to Tate Investments Joint~~
37 ~~Venture by deed dated March 29, 1977 and recorded among the land records of Anne~~
38 ~~Arundel County, Maryland in Liber 2948 Folio 12, Parcel 12; thence with the west side of~~
39 ~~said division line between the two conveyances, as corrected to the Annapolis Grid North,~~
40 ~~North 81 degrees 18 minutes 43 seconds West 65.99 feet to a point on the west side of~~
41 ~~a 20 foot road thence with said road South 05 degrees 06 minutes 46 seconds East 137.12~~
42 ~~feet to a point thence still along the west side of a 20 foot road South 07 degrees 08~~

~~minutes 12 seconds West 163.62 feet to a point thence crossing said road South 82 degrees 14 minutes 00 seconds East 20.03 feet to the end of the North 73 degrees 00 minutes 45 seconds West 381.61 foot line of the conveyance from Paul R. Moyer to Paul R. Moyer et. ux. by deed dated November 8, 1993 and recorded among the land records of Anne Arundel County, Maryland in Liber 6350 Folio 385 which is also the beginning of the South 73 degrees 00 minutes 45 seconds East 399.66 foot line of the conveyance from Tate Properties, Inc. to Tate Investments Joint Venture by deed dated March 29, 1977 and recorded among the land records of Anne Arundel County, Maryland in Liber 2948 Folio 4 Parcel 1 thence with said division line between the two conveyances as corrected to the Annapolis grid North South 82 degrees 14 minutes 00 seconds East 362.77 feet to a point on the high water line of the Chesapeake Bay thence with the high water line of the Chesapeake Bay the following fifteen courses: , sometimes called the high water line of the Chesapeake Bay; thence binding on the high water line of the Severn River, sometimes called the high water line of the Chesapeake Bay, the following thirty-five (35) bearings and distances:~~

South 07° 49' 48" West, 9.25 ft.; thence
South 06° 52' 30" West, 15.73 ft.; thence
South 17° 03' 57" East, 22.03 ft.; thence
South 30° 18' 25" East, 45.96 ft.; thence
South 22° 48' 07" East, 20.33 ft.; thence
South 16° 37' 44" East, 46.57 ft.; thence
South 25° 19' 05" East, 39.22 ft.; thence
South 56° 25' 22" East, 16.15 ft.; thence
South 07° 20' 11" East, 18.70 ft.; thence
South 19° 05' 40" East, 21.14 ft.; thence
South 46° 24' 11" East, 8.81 ft.; thence
South 12° 43' 03" East, 20.53 ft.; thence
South 23° 06' 22" East, 24.82 ft.; thence
South 70° 43' 12" East, 27.54 ft.; thence
South 08° 24' 16" East, 13.67 ft.; thence
South 21° 00' 12" East, 19.86 ft.; thence
South 03° 47' 23" West, 8.86 ft.; thence
South 08° 15' 50" East, 24.01 ft.; thence
South 13° 13' 08" East, 14.52 ft.; thence
South 04° 17' 20" East, 29.88 ft.; thence
South 29° 15' 12" East, 26.39 ft.; thence
South 62° 03' 42" East, 8.73 ft.; thence
South 07° 58' 23" East, 26.79 ft.; thence
South 22° 19' 23" East, 27.43 ft.; thence
South 45° 18' 50" East, 8.14 ft.; thence
South 05° 19' 21" East, 18.68 ft.; thence
South 14° 59' 15" East, 29.42 ft.; thence

1 South 24° 15' 56" West, 5.83 ft.; thence
2 South 05° 59' 38" East, 16.79 ft.; thence
3 South 09° 49' 20" East, 22.64 ft.; thence
4 South 22° 32' 59" West, 6.45 ft.; thence
5 South 03° 43' 34" East, 27.80 ft.; thence
6 South 02° 38' 34" West, 30.02 ft.; thence
7 South 09° 03' 35" West, 19.79 ft.; thence
8 North 82° 14' 00" West, 15.76 ft.; thence binding on the high water line of the Chesapeake
9 Bay, the following fifteen (15) bearings and distances:

- 10
- 11 (1) South 16 degrees 32 minutes 14 seconds West 36.42 to a point
- 12 (2) South 08 degrees 42 minutes 46 seconds West 30.99 feet to a point
- 13 (3) South 06 degrees 07 minutes 08 seconds West 29.21 feet to a point
- 14 (4) South 00 degrees 43 minutes 16 seconds West 38.09 feet to a point
- 15 (5) South 10 degrees 06 minutes 28 seconds East 33.75 feet to a point
- 16 (6) South 06 degrees 58 minutes 16 seconds West 51.11 feet to a point
- 17 (7) South 05 degrees 40 minutes 11 seconds West 47.48 feet to a point
- 18 (8) South 00 degrees 26 minutes 40 seconds East 26.33 feet to a point
- 19 (9) South 23 degrees 05 minutes 58 seconds West 18.34 feet to a point
- 20 (10) South 08 degrees 25 minutes 36 seconds West 27.61 feet to a point
- 21 (11) South 08 degrees 37 minutes 19 seconds West 30.48 feet to a point
- 22 (12) South 02 degrees 11 minutes 30 seconds West 34.59 feet to a point
- 23 (13) South 12 degrees 38 minutes 44 seconds West 80.22 feet to a point
- 24 (14) South 05 degrees 33 minutes 32 seconds West 69.94 feet to a point
- 25 (15) South 00 degrees 56 minutes 02 seconds West 65.29 feet to a point
- 26

27 on the South 73 degrees 00 minutes 48 seconds East 21.3 foot line of the conveyance from
28 Parlett L. Monk, Thelma L. Moore, Noah P. Moore, Ella C. Moore, Louis S. Monk, Novell
29 S. Monk, George B. Mitchell, and Jessie M. Mitchell to Moore, Monk and Mitchell, Inc. by
30 deed dated January 10, 1977 and recorded among the land records of Anne Arundel
31 County, Maryland in Liber 2931 Folio 551 which is also the South 73 degrees 45 minutes
32 00 seconds East 355.7 foot line of the conveyance from Tate Property Inc. to Tate
33 Investments Joint Venture by deed dated March 29, 1977 and recorded among the land
34 records of Anne Arundel County, Maryland in Liber 7948 Folio 5 thence with said division
35 line between the two conveyances as corrected to the Annapolis grid North, North 82
36 degrees 16 minutes 54 seconds West 373.57 feet to a point on the west side of a 16.0 foot
37 right of way thence with the west side of said 16.0 foot right of way South 07 degrees 08
38 minutes 17 seconds West 55.93 feet to a point on the north side of a 20 foot road thence
39 with the north side of said road North 82 degrees 16 minutes 06 seconds West 423.20 feet
40 to a point being on the west side of a 30 foot road; thence with the same South 02 degrees
41 07 minutes West 674.93 feet to a point; thence leaving said road south 41 degrees 05
42 minutes 10 seconds west 340.24 feet to a concrete monument number 11023; thence

1 south 52 degrees 15 minutes 10 seconds west 342.48 feet; thence south 03 degrees 28
2 minutes 00 seconds east 279.37 feet; thence south 06 degrees 09 minutes 20 seconds
3 west 495.77 feet to a concrete monument 11026 near the south side of an exiting private
4 road; thence south 67 degrees 27 minutes 40 seconds west 351.75 feet to the boundary
5 line of the subdivision of Wiltshire as shown on plats two and three recorded among the plat
6 records of Anne Arundel County, Maryland in plat book 65 at page 10 and plat book 69 at
7 page 26; thence with the outline of said subdivision south 11 degrees 30 minutes 15
8 seconds west 274.56 feet; thence south 78 degrees 21 minutes 30 seconds east 784.26
9 feet to the west side of an existing right-of-way; thence with the same south 12 degrees 08
10 minutes 40 seconds west 334.0 feet to intersect the north side of a 30-foot right-of-way;
11 thence with the north side of said 30-foot right-of-way north 78 degrees 24 minutes 10
12 seconds west 780.53 feet; thence still along the north side of said 30-foot road north 78
13 degrees 24 minutes 53 seconds west 527.30 feet; thence leaving Wiltshire and crossing
14 said road south 39 degrees 23 minutes 21 seconds east 47.64 feet to the south side of said
15 road to a monument set; thence with part of the south side of said road, south 78 degrees
16 17 minutes 03 seconds east 1,273.30 feet to a monument set; thence leaving the south
17 side of said road and running south 10 degrees 34 minutes 58 seconds west 110.15 feet
18 to a monument set; thence north 78 degrees 17 minutes 03 seconds west 298.4 feet to a
19 monument set; thence South 11 degrees 44 minutes 57 seconds west 30 feet to a
20 monument set on the north side of Blackwell Road; thence with part of the north side of
21 Blackwell Road north 78 degrees 17 minutes 03 seconds west 803.98 feet to a monument
22 set; thence south 39 degrees 23 minutes 21 seconds east 47.69 feet to a point, on the
23 south side of Blackwell Road, 30 feet wide, as shown on a record plat of "Carr's Manor"
24 thence with the south side of said road south 78 degrees 22 minutes 10 seconds east
25 148.39 feet to the intersection of the south side of Blackwell Road and the west side of
26 Turner Road thence south 11 degrees 37 minutes 50 seconds west 412.0 feet to a pipe
27 found, thence crossing said road south 02 degrees 22 minutes 10 seconds east 31.73 feet
28 to a concrete monument number 11189; on the northside of Tallwood Road 60 feet wide
29 as shown on the plat of sections one of Annapolis Roads Apartments recorded in plat book
30 49 at page 43, thence with said roads and said plat outline south 78 degrees 22 minutes
31 10 seconds east 638.75, to the south side of a 30-foot right-of-way known as Woods Road,
32 thence still with the outline of the plat of Annapolis Roads Apartments and also the plat of
33 Section 1A of Annapolis Roads Apartments recorded in plat book 56 page 44 north 11
34 degrees 37 minutes 50 seconds east 472.00 feet to a point and south 78 degrees 22
35 minutes 10 seconds east 301.51 feet to the northeasternmost corner of said conveyance,
36 said point being in the outlines of a 23.71 acre conveyance from the R.D.K. & W. Real
37 Estate Company, Inc., to Jerry Wolman and Ann Wolman, his wife, et al., by deed dated
38 January 22, 1963, and recorded among the said land records in Liber LNP 1631, folio 190;
39 running from the thence and with the outlines of said conveyance and said plat of
40 Section 1A, north 10 degrees 29 minutes 50 seconds east 294.91 feet to a point; thence
41 north 12 degrees 24 minutes 40 seconds east 661.11 feet to a point; thence south 76
42 degrees 05 minutes 40 seconds east 725.70 feet to a point; thence south 68 degrees 26

1 minutes 40 seconds east 334.12 feet to a point on the water edge of Chase Pond or Lake
2 Heron; thence with a line which crosses Chase Pond south 23 degrees 00 minutes 10
3 seconds east 358.79 feet to a point; thence south 34 degrees 40 minutes 00 seconds east
4 130.00 feet to appoint on the north side of Clairbourne Road (40-foot wide), thence with the
5 same south 80 degrees 50 minutes 00 seconds west 180.28 feet to a point of curve; thence
6 with the arc of a curve which has a radius of 62.23 feet, a chord bearing and distance of
7 north 73 degrees 25 minutes 50 seconds west 54.04 feet for an arc distance of 55.90 feet
8 to a point of tangency; thence still running with the side of Clairbourne Road north 47
9 degrees 41 minutes 40 seconds west 25.50 feet to a point;

10
11 Thence north 83 degrees 59 minutes 40 seconds west 135.74 feet to a point; thence south
12 71 degrees 35 minutes 20 seconds west 120.17 feet to a point; thence south 66 degrees
13 15 minutes 40 seconds west 93.67 feet to a point; thence south 64 degrees 30 minutes 10
14 seconds west 194.18 feet to a point; thence south 64 degrees 09 minutes 55 seconds west
15 105.13 feet to a point; thence south 60 degrees 31 minutes 30 seconds west 92.34 feet to
16 a point; thence south 50 degrees 51 minutes 20 seconds west 97.83 feet to a point; thence
17 south 27 degrees 25 minutes 49 seconds west 133.87 feet to a point; thence south 12
18 degrees 37 minutes 40 seconds west 136.41 feet to a point located where the west side
19 of Clairbourne Road intersects the north side of Carrollton Road; thence with the north side
20 of Carrollton Road and with part of the arc of a curve which has a radius of 713.09 feet, a
21 chord bearing and distance of south 74 degrees 25 minutes 00 seconds west 270.57 feet
22 for an arc distance of 272.22 feet to the point of tangency of said curve; thence south 63
23 degrees 28 minutes 50 seconds west 247.47 feet to a point of curve;

24
25 Thence with the arc of said curve which has a radius of 480.08 feet, a chord bearing and
26 distance of south 72 degrees 46 minutes 25 seconds west 155.05 feet for an arc distance
27 of 155.73 feet to the point of tangency of said curve; thence south 82 degrees 04 minutes
28 00 seconds west 321.51 feet to the point of curve; thence with a part of the arc of said
29 curve which has a radius of 551.33 feet, a chord bearing and distance of south 55 degrees
30 53 minutes 48 seconds west 486.31 feet for an arc distance of 503.64 feet to a point where
31 the northernmost line of Part 2 of a conveyance from Paul S. Anderson and Virginia L.
32 Anderson, his wife, to James E. Rhodes and Jean W. Rhodes, his wife, by deed dated
33 November 5, 1956, and recorded among the said land records in liber GTC 1077, folio 91,
34 intersects the west side of Carrollton Road; thence leaving said road and running with the
35 northernmost line of said conveyance and the lines of the Annapolis Roads subdivision
36 Sections N and F recorded in plat book 23 at page 19 and plat book 23 at page 10 and as
37 corrected to Annapolis metropolitan sewage commission grid north, north 60 degrees 13
38 minutes 10 seconds west 170.94 feet; thence south 16 degrees 38 minutes 20 seconds
39 west 66.98 feet to a concrete monument number 11188; thence south 28 degrees 14
40 minutes 20 seconds west 483.28 feet to a concrete monument number 11187; thence
41 south 36 degrees 24 minutes 10 seconds west 349.98 feet; thence south 37 degrees 30
42 minutes 30 seconds west 1570.38 feet to Bay Ridge Road; thence South 03 degrees 11

1 minutes 49 seconds West, 44.82 feet to a point which marks the easternmost boundary of
2 parcel 15 described in that conveyance from George B. Woelfel, Jr. and Ola Gardner
3 Woelfel, executors and personal representatives of the Estate of George B. Woelfel to
4 George B. Woelfel, Jr., et al, by Deed dated the 25th day of February, 1972 and recorded
5 among the Land Records of Anne Arundel County in Book 2470, Page 875; thence binding
6 on said parcel 15 and with meridian corrected as aforesaid, the following five bearings and
7 distances: South 82 degrees 11 minutes 52 seconds West, 138.49 feet; thence South 36
8 degrees 27 minutes 18 seconds East, 187.56 feet; thence South 43 degrees 21 minutes
9 42 seconds West, 111.05 feet; thence South 82 degrees 11 minutes 52 seconds West,
10 550.18 feet; thence North 07 degrees 47 minutes 58 seconds West 249.20 feet to a point
11 which also marks the southernmost boundary of Parcel No. 1 described in that conveyance
12 from Kramer Realty Company to Kramer Associates Joint Venture by Deed dated the 30th
13 day of December, 1980 and recorded among the Land Records of Anne Arundel County
14 in Liber 3380, Page 551; thence leaving said conveyance to George B. Woelfel, Jr., et al
15 and binding on the outline of said conveyance to Kramer Associates Joint Venture North
16 54 degrees 52 minutes 24 seconds West, 13.58 feet to a point which marks the
17 southernmost boundary described in that conveyance from Eugene P. Childs, Trustee to
18 Reinhardt Tirschman, deceased and Mary J. Tirschman, his wife, deceased, by Deed dated
19 the 4th day of January, 1936 and recorded among the Land Records of Anne Arundel
20 County in Liber FAM 152, Folio 18; thence leaving said conveyance to Kramer Associates
21 Joint Venture and binding on the property of the Estate of said Mary J. Tirschman,
22 deceased, the following two bearings and distances: North 45 degrees 29 minutes 07
23 seconds West, 267.57 feet; thence North 34 degrees 13 minutes 13 seconds East, 603.62
24 feet to a point; thence north 56 degrees 29 minutes 18 seconds west 957.71 feet; thence
25 crossing Bay Ridge Road south 31 degrees 42 minutes 10 seconds west 29.15 feet to the
26 northeast corner of the Bay Ridge Plaza Shopping Center recorded in Plat Book 46 at page
27 31; thence with the east and south boundaries of said platted property; south 31 degrees
28 42 minutes 10 seconds west 782.77 feet to a concrete monument in the old abandoned
29 Annapolis Neck Road; thence north 38 degrees 17 minutes 40 seconds west 87.08 feet to
30 a monument found; thence north 19 degrees 33 minutes 40 seconds west 200.96 feet to
31 a monument found; thence north 32 degrees 39 minutes 40 seconds west 183.59 feet to
32 a pipe set in the northerly extension of the east side of Hillsmere Drive as shown on Plat
33 1, Section 3, Hillsmere Estates, recorded among the land records of Anne Arundel County
34 in Plat Book 25, page 7; thence crossing part of Hillsmere Drive north 32 degrees 47
35 minutes west 112.57 feet to a monument number 11283; thence with the approximate
36 center line of the Annapolis Neck Road north 30 degrees 35 minutes 40 seconds west
37 273.27 feet; thence north 50 degrees 18 minutes 10 seconds west 136.48 feet;

38
39 Thence north 71 degrees 07 minutes 20 seconds west 348.56 feet to a concrete monument
40 number 11286 set in the approximate centerline of the Annapolis Neck Road; thence north
41 48 degrees 59 minutes 40 seconds west 34.42 feet to the north side of Old Annapolis Neck
42 Road; thence with the north side of said road and the outline of the conveyance from the

Coastal Development Corporation to Bernard L. Frishman and Nathan Wechsler by deed dated May 13, 1963, and recorded among the land records of Anne Arundel County in Liber LNP 1657, folio 394, the following courses and distances; North 71 degrees 12 minutes 50 seconds west 158.83 feet, north 69 degrees 07 minutes 50 seconds west 150.33 feet and north 66 degrees 04 minutes 40 seconds west 127.63 feet and north 67 degrees 05 minutes 50 seconds west 223.26 feet; thence leaving the north side of said road and 120.57 feet to the north side of Forest Drive running with the westernmost outline of the above-mentioned conveyance from the Coastal Development Corporation to Bernard L. Frishman and Nathan Wechsler, north 29 degrees 45 minutes 10 seconds east 192.64 feet to a point on the south side of New Forest Drive, as shown on State Roads Plat Number 24690, thence with the south side of said road South 72 degrees 55 minutes 07 seconds east 175.32 feet and south 72 degrees 49 minutes 35 seconds east 105.33 feet to intersect the north 11 degrees 31 minutes east 200.18 foot line of the existing city boundary, thence with said boundary north 11 degrees 31 minutes east 120.57 feet, thence north 72 degrees 48 minutes 32 seconds west 93.66 feet and north 72 degrees 55 minutes 07 seconds west 148.23 feet; thence leaving New Forest Drive with the outlines of the Apartment subdivision, of Forest Drive Village Section one and two recorded in Plat Book 42 at Page 8 and 42 at Page 40 and running north 29 degrees 45 minutes 10 seconds east 90.78 feet, thence north 58 degrees 04 minutes west 51.63 feet to a concrete monument number 11290, thence north 66 degrees 23 minutes 50 seconds west 187.75 feet; thence north 52 degrees 42 minutes 20 seconds west 205.38 feet; thence south 29 degrees 45 minutes 10 seconds west 198.67 feet to the north side of New Forest Drive; thence with the same, the following five courses and distances; north 72 degrees 19 minutes 57 seconds west 77.14 feet, north 66 degrees 25 minutes 03 seconds west 196.44 feet, north 61 degrees 55 minutes 18 seconds west 180.10 feet, north 57 degrees 23 minutes 31 seconds west 132.75 feet and north 54 degrees 17 minutes 30 seconds west 101.25 feet to a pipe set where the north right of way of New Forest Drive intersects an old boundary line of the City of Annapolis; thence south 88 degrees 49 minutes 20 seconds west 78.25 feet to a concrete monument number 12224, thence north 80 degrees 43 minutes 20 seconds west 217.56 feet to a point on the east line of the Joseph W. Cook parcel as recorded among the land records of Anne Arundel County, Maryland in Liber WNW 10, folio 148; thence binding on the outline of the said Cook property the following two courses and distances; thence South 05 degrees 49 minutes 36 seconds East 206.25 feet to a point for a corner; thence South 85 degrees 40 minutes 24 seconds West 528.82 feet to a concrete monument;

Thence leaving the conveyance to Cook and running with the division line between the above-mentioned conveyance from Wernitz, et al., to Norris, and the conveyance from Ridgely P. Melvin and Augusta B. Melvin, his wife to Walter Robinson and Elizabeth Robinson, his wife, by deed dated February 24, 1942, and recorded among the land records in Liber JHH 257, folio 66, and with the division line between a conveyance from Ridgely P. Melvin and Augusta B. Melvin, his wife, to Walter Robinson and Elizabeth

1 Robinson, his wife, by deed dated October 15, 1943, and recorded among the said land
2 records in Liber JHH 292, folio 233, and with the division line between the conveyance from
3 Edward Weiss, bachelor, et al., to Ridgely P. Melvin by deed dated June 10, 1919, and
4 recorded among said land records in Liber WNW 6, folio 450, as now surveyed, south 05
5 degrees 14 minutes 33 seconds east 493.75 feet;

6
7 Thence leaving the above mentioned conveyance from Werntz, et al., to Norris and running
8 with part of the above mentioned conveyance from Edward Weiss, et al., to Ridgely P.
9 Melvin, as now surveyed, north 85 degrees 33 minutes 56 seconds east 532.58 feet;

10
11 Thence still with part of said conveyance from Weiss, et al., to Melvin and also with part
12 of the conveyance to United Cable TV, Inc. recorded in Liber 3977, folio 55, the
13 conveyance to Evelyn M. Ragin recorded in Liber 3274, folio 315, the conveyance to James
14 McKeever recorded in Liber 2960, folio 15, the conveyance to Anne Arundel County
15 recorded in Liber 4487, folio 491, as now surveyed, south 04 degrees 02 minutes 25
16 seconds east 1228.31 feet to a granite stone found;

17
18 Thence leaving the above conveyances to United Cable TV, Inc., Evelyn M. Ragin, James
19 McKeever and Anne Arundel County and still with part of said conveyance from Weiss, et
20 al., to Melvin and part of the northern boundary of "Harnesses Gardens" subdivision as
21 recorded among the plat records in plat book 62 at folio 45, as now surveyed south 86
22 degrees 10 minutes 53 seconds west 325.80 feet to an iron pipe found;

23
24 Thence leaving the conveyance to Melvin and running with the division line between the
25 above-mentioned conveyance to Taliaferro and Part 2 in the above-mentioned conveyance
26 from Larimer to Willis and Norris, as now surveyed, south 04 degrees 01 minutes 38
27 seconds east 676.50 feet to a pipe set;

28
29 Thence leaving the conveyance to Taliaferro and running with the division lines between
30 the above-mentioned conveyance from Larimer to Norris and Part 2 in the conveyance
31 from Sallie Nelson, widow, et al., to Otto John Munz and Gerta Helga Munz, his wife, by
32 deed dated October 26, 1948, and recorded among said land records in Liber JHH 497,
33 folio 248, as now surveyed and found staked, south 84 degrees 38 minutes 23 seconds
34 west 251.20 feet to a pipe found; at the northwest corner of lot 95 as shown on plat 3,
35 Section 3 Harnesses Gardens recorded among the land records of Anne Arundel County,
36 Maryland in plat book 62, page 45. Thence running with the west side of lot 95 south 04
37 degrees 28 minutes 04 seconds east 187.15 feet to a point on the north side of Taliaferro
38 Road, thence running with the north side of said road, south 85 degrees 28 minutes 48
39 seconds west 27.82 feet and 33.97 feet along a curve to the right with a radius of 970.00
40 feet and a chord of south 86 degrees 29 minutes 00 seconds west 33.97 feet, thence
41 running across the end of Taliaferro Road, south 02 degrees 30 minutes 48 seconds east
42 60.00 feet, thence running with the south side of said road 36.07 feet along a curve to the

1 left with a radius of 1030.00 feet and a chord of north 86 degrees 29 minutes 00 seconds
2 east 36.07 feet and north 85 degrees 28 minutes 48 seconds east 162.78 feet to a pipe
3 found at the northwest corner of lot 35 as shown on the plat entitled Plat 3, Section 1,
4 Harnesses Gardens recorded in the land records of Anne Arundel County, Maryland in plat
5 book 59, page 40. Thence leaving said road and running with the rear line of lots 35
6 through 42 as shown on said plat.

7
8 South 04 degrees 31 minutes 12 seconds east 415.84 feet to a pipe found at the rear
9 corner of the division line between lots 38 and 39, thence running south 09 degrees 44
10 minutes 20 seconds west 146.63 feet to a pipe found at the rear corner of the division line
11 between lots 40 and 41 thence running south 57 degrees 49 minutes 26 seconds west
12 143.48 feet to the rear corner of lots 42 and 43, thence running with said division line
13 between lots 42 and 43, south 21 degrees 54 minutes 57 seconds east 201.73 feet to a
14 point on the north side of Harness Creek View Drive, 50 feet wide. Thence running along
15 the north side of said road 124.12 feet along a curve to the right with a radius of 425.00 feet
16 and a chord of south 76 degrees 27 minutes 11 seconds west 123.68 feet, south 84
17 degrees 49 minutes 11 seconds west 648.80 feet and 48.83 feet along a curve to the right
18 with a radius of 25.13 feet and a chord of north 39 degrees 31 minutes 06 seconds west
19 41.50 to a pipe found on the east side of Asher Drive, 50 feet wide, thence running with the
20 east side of said road north 16 degrees 08 minutes 36 seconds east 411.02 feet thence
21 running across Asher Drive north 73 degrees 45 minutes 44 seconds west 50.00 feet, to
22 a point on the 4th or south 22 degrees 41 minutes west 562.44 foot line of that parcel of
23 land conveyed by Otto John Munz and Helga Munz, his wife, to Arthur G. Ehzroth and
24 Divona B. Ehzroth, his wife, by deed dated September 8, 1964, and recorded among the
25 land records of Anne Arundel County, Maryland, in Liber 1797, folio 278. Thence running
26 with the west side of Asher Drive north 16 degrees 19 minutes 07 seconds east 111.05 feet
27 to a pipe found at the southeast corner at the end of the fourth line of that parcel of land
28 conveyed by Otto John Munz and Gerta Helga Munz, his wife, to Robert D. Robinson and
29 Patricia P. Robinson, his wife, by deed dated July 16, 1965 and recorded in the land
30 records of Anne Arundel County, Maryland in Liber 1884, folio 564. Thence running
31 reversely with the 4th and 3rd line of said deed, and the 3rd line of deed 2039, folio 454 and
32 the east side of lot 54 of deed 2388, folio 519 being the other deeds from Munz to
33 Robinson, and still with the west side of Asher Drive 30.89 feet along a curve to the left with
34 a radius of 150.67 feet and a chord of north 10 degrees 21 minutes 59 seconds east 30.84
35 feet and north 04 degrees 29 minutes 51 seconds east 324.48 feet. Thence with the north
36 side of lot 54 of the above mentioned deed 2388/519, as now surveyed 39.27 feet along
37 a curve to the left with a radius of 25.00 feet and a chord of north 40 degrees 19 minutes
38 15 seconds west 35.36 feet to an iron bar found, and north 85 degrees 19 minutes 15
39 seconds west 149.88 feet to a rebar found at the northwest corner of lot 54, said point
40 being on the south 04 degrees 24 minutes 31 seconds west 592.00 foot line or easterly
41 outline of Hunt Meadow, Section II as shown on the plat recorded among the land records
42 of Anne Arundel County, Maryland, plat book 102, page 21. Thence running with part of

1 said line south 04 degrees 24 minutes 31 minutes west 400.19 feet to a pipe found at the
2 end of said line, at the southeast most corner of the above mentioned plat of Hunt Meadow
3 and being the southeast most corner of Lot 61.
4

5 Thence leaving the conveyance to Elthroth and running with the division line between Part
6 1 of the above-mentioned conveyance from Larimer to Norris and the conveyance from
7 Ruth M. Trumpy, widow, to Jessie D. Maggard, Lillian W. Maggard, his wife, by deed dated
8 July 30, 1969, and recorded among said land records in Liber 2289, folio 594, as now
9 surveyed, north 73 degrees 11 minutes 25 seconds west 262.80 feet to a pipe found;
10

11 Thence leaving the conveyance to Maggard and running with the division line between Part
12 1 of the above-mentioned conveyance from Larimer to Norris and the conveyance from
13 Nancy H. Battison to John Lawrence Carlson and Winona B. Carlson, his wife by deed
14 dated September 2, 1970, and recorded among the said land records in Liber 2376, folio
15 891, as now surveyed, north 75 degrees 00 minutes 55 seconds west 190.62 feet, north
16 75 degrees 38 minutes 55 seconds west 71.60 feet and north 74 degrees 24 minutes 55
17 seconds west 100.49 feet to a pipe found;
18

19 Thence leaving the conveyance to Carlson and running with the division line between Part
20 1 of the above-mentioned conveyance from Larimer to Norris and northerly outline of the
21 subdivision of Harness Creek Park, recorded among the Plat Records of Anne Arundel
22 County in Plat Book 32, page 67, as now surveyed north 74 degrees 36 minutes 38
23 seconds west 1208.35 feet to a pipe set on the east side of Harness Creek Road;
24

25 Thence running with the east side of Harness Creek Road north 6 degrees 14 minutes 15
26 seconds west 314.15 feet;
27

28 Thence north 05 degrees 46 minutes 17 seconds west 704.75 feet; Thence north 08
29 degrees 50 minutes 25 seconds west 106.81 feet; Thence north 10 degrees 16 minutes 06
30 seconds west 49.93 feet to a pipe set; Thence leaving Harness Creek Road and running
31 with the south 05 degrees 20 minutes 10 seconds east 575.72 foot line, reversely, of the
32 conveyance from Harry L. Walker and Nellie B. Walker, his wife, to Terry L. Walker and
33 Eva Anne Walker by deed dated August 6, 1963, and recorded among the said land
34 records in Liber 1679, folio 446, and with part of south 05 degrees 20 minutes 10 seconds
35 east 430 feet line of Part 2 in the conveyance from James Frank Rigby to Alfred O.
36 McMillian and Frances McMillian, his wife, by deed dated July 17, 1972, and recorded
37 among said land records in Liber 2522, folio 753, reversely, north 05 degrees 51 minutes
38 west 813.02 feet to a pipe found;
39

40 Thence leaving Part 2 of the above-mentioned conveyance to McMillian and running with
41 the outline of Part 1 in said conveyance to McMillian, as now surveyed, north 17 degrees
42 46 minutes 24 seconds east 32.49 feet to a pipe found; Thence north 03 degrees 55

1 minutes 10 seconds east 28.36 feet to a pipe found; Thence north 24 degrees 32 minutes
2 36 seconds west 54.82 feet to a pipe found; Thence leaving Part 1 of said conveyance to
3 McMillian and running with part of the outline of Part 2 in said conveyance, reversely, north
4 05 degrees 51 minutes 00 seconds west 83.06 feet to a stone found;

5
6 Thence leaving the conveyance to McMillian and running with the outlines, reversely, of the
7 conveyance from Wernitz, et al., to Norris (JHH 347, folio 164), as now surveyed, north 03
8 degrees 21 minutes west 49.50 feet and north 37 degrees 06 minutes west 49.50 feet;

9
10 Thence with part of the south 48 degrees 30 minutes east $8 \frac{4}{10}$ perch line of said
11 conveyance, reversely, north 52 degrees 51 minutes west 123.40 feet to intersect the east
12 side of Harness Creek Road;

13
14 Thence with the east side of Harness Creek Road north 0 degrees 30 minutes 36 seconds
15 west 25.02 feet to intersect the south 41 degrees 15 minutes west 11 perch line of said
16 conveyance;

17
18 Thence leaving Harness Creek Road and running with part of said line, reversely, north 36
19 degrees 54 minutes east 161.69 feet;

20
21 Thence continuing with the outlines of said conveyance, reversely, north 24 degrees 21
22 minutes west 89.10 feet;

23
24 Thence north 03 degrees 21 minutes west 95.70 feet;

25
26 Thence with part of the south 41 degrees 45 minutes east $24 \frac{1}{10}$ perch line of said
27 conveyance, reversely, north 46 degrees 06 minutes west 172.37 feet to the east side of
28 Harness Creek Road;

29
30 Thence with the east side of Harness Creek Road north 09 degrees 31 minutes 22 seconds
31 west 156.42 feet to a point of curve;

32
33 Thence with the arch of a curve to the right having a radius of 344.20 feet a chord of north
34 08 degrees 20 minutes 35 seconds east 199.80 feet for an arc length of 202.72 feet to a
35 point of reverse curvature on the east side of Spa Road;

36
37 Thence with the east side of Spa Road along the arc of a curve to the left having a radius
38 of 669.13 feet, a chord of north 17 degrees 39 minutes 02 seconds east 176.17 feet for an
39 arc length of 176.69 feet to a point of tangency;

40
41 Thence with the east side of Spa Road north 10 degrees 05 minutes 10 seconds east
42 457.97 feet;

1 Thence north 08 degrees 27 minutes 10 seconds east 230.01 feet to a pipe set;

2
3 Thence leaving Spa Road and running with the north 81 degrees 16 minutes 10 seconds
4 west 1435.98 foot line, reversely, of Part 1 of the conveyance from Katherine L.H. Willis,
5 widow, and E. Paul Norris and Elizabeth S. Norris, his wife, to the Board of Education of
6 Anne Arundel County by deed dated October 20, 1962, and recorded among said land
7 records in Liber LNP 1606, folio 126, reversely, south 81 degrees 16 minutes 26 seconds
8 east 1435.98 feet to a concrete monument found;

9
10 Thence with the extension of said last-mentioned line across the Willis-Norris property
11 south 81 degrees 16 minutes 26 seconds east 60.00 feet;

12
13 Thence with part of the south 03 degrees east 38 1/2 perch line of Parcel Two in the
14 conveyance from Fred W. Stehle and Viola Stehle, his wife, to Harry O. Norris and Sallie
15 Norris, his wife, by deed dated October 20, 1925, and recorded among the aforesaid land
16 records in Liber WMB 12, folio 314, still with the lines of Williams south 07 degrees 12
17 minutes 30 seconds east 149.55 feet to a pipe set;

18
19 Thence with part of the north 80 degrees 30 minutes east 589.88 foot line of the
20 conveyance from Dyson to Williams, north 76 degrees 48 minutes 50 seconds east 316.65
21 feet, thence leaving the Williams property, north 52 degrees 15 minutes 30 seconds west
22 724.18 feet approximately parallel with Forest Drive (formerly Annapolis Neck Road) to
23 concrete monument number 12226, thence north 42 degrees 52 minutes 10 seconds west
24 210.30 feet to an iron pipe at coordinate point 12226A;

25
26 Thence north 27 degrees 03 minutes 30 seconds west 155.55 feet to a concrete monument
27 number 12227; thence north 54 degrees 53 minutes east 229.87 feet to a concrete
28 monument number 11042 in the Annapolis Neck Road; thence with the approximate center
29 line of Annapolis Neck Road north 24 degrees 40 minutes 30 seconds west 348.50 feet to
30 a concrete monument number 11043 set in the approximate center line of the
31 aforementioned Annapolis Neck Road; thence north 40 degrees 20 minutes 33 seconds
32 west 971.81 feet to a concrete monument number 11044 in the said Annapolis Neck Road;
33 thence leaving said road and running north 27 degrees 50 minutes 10 seconds west 758.90
34 feet to an iron pipe set on the east edge of Spa Road as now paved 18 feet wide; thence
35 north 02 degrees 17 minutes 10 seconds west 206.52 feet to a cross cut in the aforesaid
36 Spa Road paving; thence leaving said Spa Road and running north 49 degrees 07 minutes
37 40 seconds west 751.50 feet to a concrete monument number 11047; thence north 48
38 degrees 35 minutes 30 seconds west 193.45 feet to a concrete monument number 11048;
39 thence north 18 degrees 26 minutes 20 seconds west 258.54 feet to the approximate
40 center line of an existing private road; thence north 70 degrees 46 minutes 10 seconds
41 west 140.50 feet to a concrete monument number 11348; thence north 22 degrees 11
42 minutes 50 seconds west 451.94 feet to a concrete monument number 11347;

1
2 Thence north 31 degrees 03 minutes 30 seconds west 324.47 feet; thence binding in part
3 on the southeasternmost boundary line described in that conveyance from Martin J. Fischer
4 to William M. Fischer and Dorothy Helen Fischer, his wife by deed dated the 3rd day of
5 September, 1981 and recorded among the Land Records of Anne Arundel County in Book
6 3439, Page 104 south 39 degrees 37 minutes 17 seconds west, 512.57 feet; thence south
7 56 degrees 19 minutes 10 seconds east 103.64 feet to the east boundary of the subdivision
8 of Newtowne Twenty recorded in Plat Book 38, Page 15; thence with the outline of said
9 subdivision south 39 degrees 16 minutes 30 seconds west 1715.06 feet; thence north 55
10 degrees 54 minutes 40 seconds west 611.87 feet; thence north 39 degrees 17 minutes
11 east 217.12 feet, to a pipe found at the beginning of the second or North 42 degrees 33
12 minutes 00 seconds west 688.51 foot line of the parcel of land which by deed dated
13 February 2, 1953 and recorded among the land records of Anne Arundel County in Liber
14 772 folio 535 was granted and conveyed by Sidney Shores et al to Charles E. Skipper, Sr.
15 and Edith P. Skipper, his wife. Thence running with said line north 50 degrees 35 minutes
16 28 seconds west 688.31 feet to the end of said line at the beginning of the second or north
17 42 degrees 33 minutes 00 seconds west 242.54 foot line of the parcel of land which by
18 deed dated February 28, 1953 and recorded among the land records of Anne Arundel
19 County in Liber 772 folio 537 was granted and conveyed by Sidney T. Shores et al to
20 Charles E. Skipper, Sr. and Edith P. Skipper, his wife. Thence running with said last
21 mentioned line and continuing with the same bearing and crossing Greenbriar Lane north
22 50 degrees 35 minutes 28 seconds west 243.13 feet to the end of said line on the
23 northwest side of Greenbriar Lane thence running along the northwest side of Greenbriar
24 Lane south 36 degrees 40 minutes 30 seconds west 91.11 feet to a point; thence, leaving
25 said point so fixed and binding on the aforesaid Greenbriar Lane, south 37 degrees 15
26 minutes 15 seconds west 207.88 feet to an iron pipe found and south 37 degrees 00
27 minutes 39 seconds west 723.25 feet to an iron pipe found;

28
29 Thence, leaving said iron pipe so fixed and still binding on Greenbriar Lane and the lands
30 now or formerly of J.B. Wright (see 2687/90), south 40 degrees 03 minutes 34 seconds
31 west 544.23 feet to an iron pipe found;

32
33 Thence, leaving said iron pipe so fixed and binding on the lands now or formerly of Anthony
34 B. Wolff (see 3504/889), Taesin Chung (see 3727/17), and Virginia R. Wagoner (see
35 3014/352), the following seven courses and distances: (1) south 40 degrees 15 minutes
36 04 seconds west 159.58 feet to a point, (2) south 51 degrees 03 minutes 05 seconds west
37 19.30 feet to a point, (3) south 48 degrees 44 minutes 58 seconds west 429.07 feet to an
38 iron pipe found, (4) north 24 degrees 47 minutes 26 seconds west 193.95 feet to an iron
39 pipe found, (5) south 50 degrees 21 minutes 34 seconds west 250.81 feet to a point, (6)
40 south 24 degrees 49 minutes 14 seconds east 201.61 feet to a point, and (7) south 11
41 degrees 04 minutes 56 seconds east 269.65 feet to a point on the shoreline of Crab Creek;

1 Thence, leaving said point so fixed and binding on the aforesaid Crab Creek, the following
2 three courses and distances: (1) north 62 degrees 32 minutes 05 seconds west 85.53 feet
3 to a point, (2) south 72 degrees 55 minutes 05 seconds west 61.72 feet to a point, and (3)
4 south 30 degrees 43 minutes 55 seconds west 37.67 feet to a point;

5
6 Thence, leaving said point and said Crab Creek and binding on the boundary of the lands
7 now or formerly of L.N. Phipps Out Parcel #1 (see 1742/509), the following three courses
8 and distances: (1) north 16 degrees 54 minutes 33 seconds west 54.0 feet to a point, (2)
9 north 01 degrees 19 minutes 22 seconds east 48.51 feet to a point, and (3) north 82
10 degrees 04 minutes 48 seconds west 125.77 feet to a point at a common corner for the
11 lands now or formerly of L.N. Phipps (see 1593/383) and W. C. Rowland (see 2852/878);
12

13 Thence, leaving said point so fixed and binding on the boundary of the lands of the
14 aforesaid W. C. Rowland, north 13 degrees 04 minutes 44 seconds west 125.13 feet to a
15 point;
16

17 Thence, leaving said point so fixed and binding on the boundary of the lands now or
18 formerly of L. N. Phipps, Out Parcel #2 (see 1742/509), north 05 degrees 55 minutes 51
19 seconds east 400.01 feet to a point and north 28 degrees 54 minutes 39 seconds west
20 383.53 feet to an iron pipe found in the southernmost side of the aforementioned Bywater
21 Road (thirty feet wide); ~~the following thirty-two courses and distances: Thence, leaving said~~
22 ~~iron pipe so fixed and binding on the aforesaid Bywater Road, the following four courses~~
23 ~~and distances: (1) with the arc of a curve to the right 49.12 feet. Said curve having a radius~~
24 ~~length of 1,345.00 feet and scribed by a chord of north 41 degrees 57 minutes 40 seconds~~
25 ~~east 49.12 feet to a point of tangency, (2) north 42 degrees 59 minutes 11 seconds east~~
26 ~~127.19 feet to a point of curve, (3) with the arc of a curve to the left 189.40 feet to a point~~
27 ~~of tangency. Said curve having a radius length of 1,215.00 feet and being scribed by a~~
28 ~~chord of north 38 degrees 31 minutes 14 seconds east 189.21 feet and (4) north 34 degrees~~
29 ~~03 minutes 17 seconds east 204.96 feet to a point;~~
30

31 ~~Thence, leaving said point so fixed and crossing the aforesaid Bywater Road, north 48~~
32 ~~degrees 38 minutes 00 seconds west 30.25 feet to an iron pipe found in the westernmost~~
33 ~~side of Bywater Road. Said iron pipe being at the intersection of the northeasternmost side~~
34 ~~of Woods Road (30 feet wide) with the aforesaid westernmost side of Bywater Road;~~
35

36 Thence, leaving said iron pipe so fixed and binding on the northeasternmost side of Woods
37 Road (30 feet wide) the following three courses and distances: (1) north 48 degrees 38
38 minutes 00 seconds west 836.61 feet to an iron pipe found, (2) north 46 degrees 41
39 minutes 22 seconds west 444.15 feet to a concrete monument found, and (3) north 71
40 degrees 07 minutes 59 seconds west 72.25 feet to an iron pipe found at the common
41 corner of Lot 1, Bywater Estates, (see Plat Book 19/26); **thence, leaving said point so fixed**
42 **and binding on the boundary of the lands now or formerly of L. N. Phipps, Out Parcel #2,**

as recorded among the Land Records of Anne Arundel County, Maryland at liber 1742, folio 509, north $05^{\circ} 55' 51''$ east 400.01 feet to a point and north $28^{\circ} 54' 39''$ west 383.53 feet to an iron pipe found in the southernmost side of the aforementioned Bywater Road (variable width); thence leaving said iron pipe so fixed and running North $49^{\circ} 04' 52''$ West, 40.12 feet, crossing Bywater Road, to a point in the easterly or South $43^{\circ} 11' 52''$ West, 283.08 feet line of the "Residue" Parcel, as shown on a plat entitled "Plat Two of Two, Administrative Plat, Resubdivision of Lot 6, 6A, 13, 14, 15, 16 and Residue, Bywater Estates" and recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 215, Page 45, as Plat No. 11321 said point being distant 107.06 feet northerly from the southerly end thereof, and running thence with and binding on the outline of the said "Residue" Parcel the following twenty-four courses and distances:

- (1) South $43^{\circ} 23' 37''$ West, 107.06 feet to a point of curvature, thence
- (2) 242.98 along the arc of a tangent curve deflecting to the left having a radius of 732.78 feet and a chord bearing and distance of South $33^{\circ} 53' 40''$ West, 241.87 feet to a point of tangency, thence leaving the west side of said Bywater Road and continuing with the outline of the "Residue" Parcel
- (3) North $71^{\circ} 52' 23''$ West, 187.61 feet to a point, 1.31 feet before and 0.23 feet to the right of a rebar and cap found (DTA 302), thence
- (4) North $17^{\circ} 49' 34''$ East, 240.90 feet to a point, thence
- (5) North $74^{\circ} 12' 23''$ West, 540.00 feet to a point, passing in transit at 532.67 feet a rebar and cap (smashed), thence
- (6) South $77^{\circ} 12' 43''$ West, 62.63 feet to a point, thence
- (7) North $66^{\circ} 11' 45''$ West, 189.70 feet to a rebar and cap (DTA 302) found, thence
- (8) South $63^{\circ} 53' 10''$ West, 60.00 feet to a point, thence
- (9) North $74^{\circ} 10' 26''$ West, 75.82 to a point on the shore of Church Creek, thence running with and binding on the said shore the following four courses and distances, as now surveyed,
- (10) North $37^{\circ} 18' 07''$ East, 22.92 feet to a point, thence
- (11) North $08^{\circ} 28' 35''$ West, 18.42 feet to a point, thence
- (12) North $07^{\circ} 46' 42''$ East, 23.11 feet to a point, thence
- (13) North $12^{\circ} 03' 05''$ East, 23.29 feet to a rebar and cap (DTA 302) found, thence leaving said shore and continuing with the outline of the said "Residue" Parcel,
- (14) South $74^{\circ} 05' 23''$ East, 330.00 feet to a point, passing in transit two 1 inch open end pipes found, the first at 120.92 feet and 1.23 feet to the right and the second at 235.83 feet and 0.94 feet to the right, thence
- (15) South $74^{\circ} 12' 23''$ East, 558.15 feet to a point, thence
- (16) South $62^{\circ} 12' 37''$ East, 38.19 feet to a point, thence
- (17) North $10^{\circ} 26' 23''$ West, 421.09 feet to a rebar and cap (DTA 302) found, thence
- (18) North $79^{\circ} 33' 41''$ East, 10.00 feet to a rebar and cap (DTA 302) found at a point of curvature, thence
- (19) 50.43 feet along the arc of a non-tangent curve deflecting to the right having a radius of 85.54 feet and a chord bearing and distance of North $06^{\circ} 26' 53''$ East, 49.70 feet to a

point at the westerly end of the southerly or South 56° 13' 44" East, 204.47 feet line of Lot 13 as shown on the aforesaid plat, thence running with and binding on the outline of the said Lot 13 the following three courses and distances, as now surveyed, (20) South 56° 01' 59" East, 204.47 feet to a rebar and cap (DTA 302) found, thence (21) North 54° 02' 02" East, 215.00 feet to a rebar and cap (DTA 302) found, thence (22) North 45° 14' 36" East, 150.00 feet to the point on the west side of Woods Road, variable width, thence (23) South 48° 31' 23" East, 281.89 feet to a point, thence (24) South 07° 05' 23" East, 37.78 feet to a point, thence leaving the outline of the "Residue" parcel South 55° 56' 43" East, 7.78 feet to a point in the aforementioned Bywater Road, said point being on the westerly edge of the original thirty feet wide right of way, thence North 34° 03' 17" East, 62.39 feet to an iron pipe found at the intersection of the northeasternmost side of Woods Road (variable width) with the westernmost side of Bywater Road; thence, leaving said iron pipe so fixed and binding on the northeasternmost side of Woods Road (variable width) the following three courses and distances: (1) north 48° 38' 00" west 836.61 feet to an iron pipe found, (2) north 46° 41' 22" west 444.15 feet to a concrete monument found, and (3) north 71° 07' 59" west 72.25 feet to an iron pipe found at the common corner of Lot 1, Bywater Estates, as recorded among the Land Records of Anne Arundel County at Plat Book 19, Page 26; thence, leaving said iron pipe so fixed and binding on the aforesaid Lot 1, north 55 degrees 14 minutes 27 seconds west 243.80 feet to an iron pipe found and south 78 degrees 11 minutes 33 seconds west 135.00 feet to a point in the approximate mean high water line of Church Creek; thence, leaving said point so fixed and binding on the aforesaid Church Creek the four following courses and distances: (1) north 45 degrees 39 minutes 13 seconds east 131.16 feet to a point, (2) north 67 degrees 13 minutes 00 seconds east 120.65 feet to a concrete monument found, (3) north 23 degrees 31 minutes 14 seconds east 192.66 feet to a point, and (4) north 36 degrees 10 minutes 45 seconds east 198.00 feet to a point on the southerly line of the property of Orville L. Bowen, (see 4496/825);

Thence, leaving said point so fixed and binding on the boundary of the aforesaid Orville L. Bowen, the following three courses and distances: (1) north 18 degrees 47 minutes 28 seconds east 144.81 feet to an iron pipe found, (2) north 47 degrees 44 minutes 22 seconds east 123.77 feet to a point, and (3) north 70 degrees 16 minutes 33 seconds east 438.68 feet to a concrete monument found;

Thence, leaving said concrete monument so fixed and still binding on the lands of Bowen and the lands of David Shapiro (see 2063/46), south 72 degrees 59 minutes 43 seconds east 231.45 feet at a common corner of the subdivision of Bywater Estates, Section II, (see Plat Book 44/21);

1 Thence with the lines of subdivision of Bywater Estates Section 3 as shown on the plat
2 recorded in Plat Book 63 page 30 and Section 2 in Plat Book 44 at page 21, north 13
3 degrees 39 minutes 40 seconds east 857.66 feet to a pipe, south 78 degree 41 minutes 40
4 seconds east 620.76 feet to a pipe found at a corner of the 18.8 acre survey made for John
5 R. Rawlings by J. Revell Carr in January, 1937; thence north 70 degrees 51 minutes 11
6 seconds east 8.41 feet to the beginning of the north 37 degrees 34 minutes east 595.0 foot
7 line of the present city boundary; thence with the north boundary of the outlines of the
8 subdivision of Baytowne Village Section 5, recorded in Plat Book 64 at Page 50, north 37
9 degrees 08 minutes 36 seconds east 597.32 feet to a point;

10
11 Thence leaving said subdivision, north 56 degrees 37 minutes 40 seconds west 419.13 feet
12 to a point on the 8th line of that parcel of land described in the conveyance from Ruth
13 Bryant and Albert Bryant, her husband to Alfred J. Daniels and Edith D. Daniels, his wife,
14 and Blanche McFadden, widow, by deed dated August 8, 1960, recorded among the Land
15 Records of Anne Arundel County, Maryland, in Liber 1413 at folio 142; thence running
16 along part of the 8th line of the above mentioned conveyance and referring to City of
17 Annapolis Grid System, South 35 degrees 36 minutes 16 seconds west 163.94 feet; thence
18 leaving said 8th line of said conveyance and running along the southerly right-of-way line
19 for Maryland Route 665 as shown on SRC Plats #52195 and #50406, and referring to City
20 of Annapolis Grid the following three courses and distances; north 01 degrees 56 minutes
21 52 seconds west 36.71 feet; thence south 88 degrees 03 minutes 08 seconds west 218.02
22 feet; and southwesterly along the arc of a curve to the left having a radius of 2468.8247
23 feet for an arc distance of 527.18 feet and a chord bearing and distance of south 81
24 degrees 56 minutes 06 seconds west 526.18 feet to a point on the 5th line of said
25 conveyance; thence south 07 degrees 18 minutes 30 seconds west 354.46 feet; course
26 and distance; North 01 degrees 56 minutes 52 seconds West 5.87 feet to a point on the 8th
27 or South 02 degrees 16 minutes 55 seconds East, 30.84 feet line of that parcel of land
28 described in the conveyance from Edith C. Daniels, widow, and Blanche Whitley, (formerly
29 Blanche McFadden) to Arundel Land & Development Co., Inc. by deed dated March 17,
30 1988 and recorded among the Land Records of Anne Arundel County, Maryland in Liber
31 4567 at Folio 396; thence running along the 9th, 1st, 2nd, 3rd and part of the 4th lines of
32 the above mentioned conveyance and referring to City of Annapolis Grid system, South 36
33 degrees 13 minutes 55 seconds West, 272.91 feet; thence South 75 degrees 47 minutes
34 25 seconds West, 163.69 feet, thence North 77 degrees 15 minutes 25 seconds West,
35 156.01 feet; thence South 67 degrees 44 minutes 05 seconds West 210.09 feet; thence
36 South 55 degrees 27 minutes 05 seconds West, 141.23 feet to a point on the 5th line of
37 that parcel of land described in the conveyance from Ruth Bryant and Albert Bryant, her
38 husband to Alfred J. Daniels and Edith D. Daniels, his wife, and Blanche McFadden, widow,
39 by deed dated August 8, 1960, recorded among the Land Records of Anne Arundel County,
40 Maryland, in Liber 1413 at Folio 142; thence South 07 degrees 18 minutes 30 seconds
41 West 16.52 feet; thence south 68 degrees 16 minutes 20 seconds west 147.50 feet;
42 thence north 88 degrees 56 minutes 40 seconds west 127.00 feet; thence south 29

1 degrees 31 minutes 10 seconds west 168.64 feet; thence south 17 degrees 25 minutes 50
2 seconds east 227.10 feet; thence south 5 degrees 30 minutes 10 seconds west 115.48
3 feet; thence north 89 degrees 44 minutes 10 seconds west 568.38 feet; thence north 2
4 degrees 06 minutes 20 seconds west 1084.71 feet; thence north 87 degrees 45 minutes
5 25 seconds east 200.06 feet to a concrete monument number 12229; thence north 2
6 degrees 34 minutes 30 seconds west 500 feet to a concrete monument number 12231;
7 thence continuing north 2 degrees 34 minutes 30 seconds west 222.64 feet to the site of
8 a proposed concrete monument at coordinate point number 12258; thence north 53
9 degrees 37 minutes 20 seconds west 1601.86 feet, crossing the Annapolis-Edgewater
10 State Road to the site of a proposed concrete monument at coordinate point number 12259;
11 thence north 37 degrees 09 minutes 15 seconds east 576.24 feet to the intersection of the
12 northwesternmost side of Forest Drive with said boundary line; thence running with said
13 side of Forest Drive and the interchange of Forest Drive with Maryland Route Number 2
14 shown on state roads commission Plat Number 9922 with a curve to the right having a
15 radius of 102.00 feet on an arc of 149.16 feet; said arc having a chord of north 16 degrees
16 40 minutes 30 seconds west 139.70 feet to the southeasternmost right-of-way line of
17 Maryland Route Number 2; thence leaving said interchange and Forest Drive and running
18 with said right-of-way north 26 degrees 32 minutes 30 seconds east 120.94 feet to a
19 concrete monument, south 61 degrees 05 minutes 40 seconds east 39.70 feet to a
20 concrete monument, north 26 degrees 35 minutes 50 seconds east 48.67 feet to a concrete
21 monument, north 62 degrees 59 minutes 40 seconds west 39.86 feet to a concrete
22 monument, north 26 degrees 41 minutes 50 seconds east 100.33 feet to a concrete
23 monument, south 62 degrees 59 minutes 40 seconds east 14.81 feet to a concrete
24 monument, north 26 degrees 06 minutes 50 seconds east 48.35 feet to a concrete
25 monument, north 60 degrees 06 minutes 40 seconds west 14.68 feet to a concrete
26 monument, and north 26 degrees 32 minutes 30 seconds east 388.53 feet, north 26
27 degrees 32 minutes 30 seconds East 50.13 feet to an iron pipe at the interchange of Route
28 Number 2 with Somerville Road shown on Maryland State Roads Commission Plat Number
29 9921 revised September 24, 1952; thence running with said interchange north 56 degrees
30 32 minutes 30 seconds east 140.0 feet to an iron pipe set on the southwesternmost side
31 of Somerville Road; thence leaving said Maryland Route Number 2 and running with said
32 side of Somerville Road south 54 degrees 45 minutes 20 seconds east 205.73 feet to
33 intersect the north 37 degrees 09 minutes 15 seconds east 1897.77 feet Annapolis city
34 boundary line; thence running with said line-crossing Somerville Road-north 37 degrees 09
35 minutes 15 seconds east 356.89 feet to Coordinate Point No. 12260, now occupied by an
36 iron fence post at the southwest corner of the wire fence enclosure on land leased by the
37 Chesapeake and Potomac Telephone Company; thence with the rear fence of said
38 enclosure and continuing part of the easterly line of property belonging to Arthur M.
39 Benchoff and wife, north 30 degrees 22 minutes 55 seconds east 494.65 feet to coordinate
40 point number 12261 on the south side of the Defense Highway, thence crossing said
41 highway north 60 degrees 14 minutes 10 seconds east 140.46 feet to the northwest corner
42 of the Defense Highway and Hudson Street, being coordinate point number 12262; thence

1 with the west side of Hudson Street north 17 degrees 32 minutes 55 seconds east 125 feet
2 to the coordinate point number 12263; thence north 23 degrees 19 minutes 55 seconds
3 east 171.0 feet to the division line between lots 28 and 29, Plat No. 2, "Loretta Heights" as
4 recorded in the Land Records of Anne Arundel County in Plat Book 20, page 39; thence
5 binding along said division North 66 degrees 40 minutes 05 seconds west - 142.89 feet to
6 the division line between lots 21-24 and 29-32; thence binding along said last mentioned
7 division line North 23 degrees 19 minutes 55 seconds east - 300 feet to the division line
8 between lots 32 and 33; thence binding along the last mentioned division line south 66
9 degrees 40 minutes 05 seconds east - 142.89 feet to the westerly side of said Hudson
10 Street; thence binding along said westerly side south 23 degrees 19 minutes 55 seconds
11 west - 225 feet to a coordinate point number 12264; thence leaving the west side of
12 Hudson Street and running south 71 degrees 30 minutes 40 seconds east 30.11 feet to the
13 east side of Hudson Street; thence with the east side of Hudson Street north 23 degrees
14 19 minutes 55 seconds east 62.19 feet to the northwesternmost corner of the conveyance
15 from James Vouzikas and Ellen Vouzikas, his wife, to Alexander J. Vouzikas by deed dated
16 December 14, 1972, and recorded among the land records of Anne Arundel County in Liber
17 GTC 916, folio 33; thence running with the lines of said conveyance, as now surveyed,
18 south 71 degrees 08 minutes 05 seconds east 168.46 feet; thence south 17 degrees 32
19 minutes 55 seconds west 60.87 feet to intersect the south 71 degrees 30 minutes 40
20 seconds east 956.66 foot line of the Annapolis city boundary line; thence with part of said
21 line thence with part of said line south 71 degrees 30 minutes 40 seconds east 136.75 feet
22 to point in the common boundary of James A. and Ruth Day - 2622/757, James A. Day -
23 3659/859 and West Capital Associates Limited Partnership - 3309/406; thence running with
24 the common boundaries between West Capital Associates Limited Partnership and the
25 combined properties of: James A. and Ruth Day, E. L. Gardner, Inc., Henry J. and Jewell
26 P. Carl, Kent J. McNew, and John E. Wenger, North 38 degrees 23 minutes 14 seconds
27 East 1291.42 feet to the common corner between West Capital Associates Limited
28 Partnership, West Hudson Street Limited Partnership and John E. Wenger, thence binding
29 on the common boundary between John E. Wenger and West Hudson Street Limited
30 Partnership; thence, North 25 degrees 16 minutes 51 seconds West 134.98 feet to the end
31 thereof on the south side of Hudson Street, thence binding on the south side of said street,
32 the following two, courses and distances, viz: 4.86 feet along the arc of a curve to the right
33 having a radius of 1115.92 feet and a chord bearing North 58 degrees 47 minutes 00
34 seconds East 4.86 feet and, thence; North 58 degrees 54 minutes 29 seconds East 170.22
35 feet thence leaving Hudson Street and running with the common boundary between West
36 Hudson Street Limited Partnership and Annapolis Business Plaza (recorded among the
37 Plat Records of Anne Arundel County, Maryland in Plat Book 39 at Pages 8 and 9); South
38 42 degrees 33 minutes 16 seconds East 645.35 feet to the southeast end thereof at the
39 division line between City of Annapolis and Anne Arundel County as aforesaid; thence
40 running with the division line between Anne Arundel County and City of Annapolis, north
41 38 degrees, 00 minutes, 02 seconds 332.36 feet to intersect the boundary of the
42 subdivision of Newtowne Nineteen recorded in Plat Book 36 at page 4 and Plat Book 37

at page 7; thence north 84 degrees 02 minutes 57 seconds west 9.80 feet to an iron pipe found; thence north 07 degrees 03 minutes 22 seconds west 411.83 feet to an iron pipe found; thence north 23 degrees 39 minutes 07 seconds east 251.62 feet; thence north 48 degrees 18 minutes 07 seconds east 240.71 feet to intersect the north 24 degrees 47 minutes west 252.31 foot line of the Annapolis city boundary line in the bed of Admiral Drive; thence with part of said line East, 141.20 feet to a point at the southwest corner of the area labeled 100 year flood plain, as shown the aforementioned Condominium plat, and running thence with and binding on the westerly outline of the said 100 year floodplain, and thence with the westerly outlines of Phase II then Phase I of said Condominium and thence with the outline of the said plat, the following twenty courses and distances:

North 49 degrees 50 minutes 23 seconds West, 19.97 feet, thence
North 01 degrees 40 minutes 01 seconds West 109.06 feet, thence
North 84 degrees 23 minutes 15 seconds West, 21.10 feet, thence
South 48 degrees 24 minutes 14 seconds West, 135.72 feet, thence
North 38 degrees 52 minutes 39 seconds West, 109.20 feet, thence
North 33 degrees 39 minutes 41 seconds East, 250.12 feet, thence
North 74 degrees 00 minutes 22 seconds West, 271.71 feet, thence
South 16 degrees 32 minutes 47 seconds West, 10.00 feet, thence
South 82 degrees 15 minutes 47 seconds West, 69.09 feet, thence
South 16 degrees 43 minutes 04 seconds West, 60.00 feet, thence
North 73 degrees 29 minutes 04 seconds West, 40.68 feet, thence
North 20 degrees 20 minutes 08 seconds West, 18.84 feet, to a point on the south side of the aforementioned Hudson Street, thence
205.12 feet along the arc of a curve, deflecting to the left, having a radius of 55.00 feet, and a chord bearing and distance of North 14 degrees 14 minutes 22 seconds West, 105.28 feet to a point, thence
South 58 degrees 55 minutes 02 seconds West, 86.34 feet to a point, thence leaving Hudson Street,
North 42 degrees 33 minutes 16 seconds West, 292.30 feet, thence
North 61 degrees 34 minutes 42 seconds East, 816.32 feet, thence
South 72 degrees 23 minutes 09 seconds East, 310.84 feet, thence
South 47 degrees 14 minutes 00 seconds West 152.18 feet, thence
South 19 degrees 13 minutes 55 seconds West 254.35 feet, thence
South 07 degrees 16 minutes 46 seconds East 18.34 feet to a point at the northerly end of the westerly or North 07 degrees 03 minutes 22 seconds West 411.83 feet plat line as shown on a "Plat of Subdivision" entitled "Section Two - Newtowne Nineteen" and recorded in the Land Records of Anne Arundel County, Maryland in Plat Book 37, page 7, Plat No. 2032, thence running with the outline of the above mentioned Plat 2032, and referring to City of Annapolis Grid System, the following two courses and distances:

North 23 degrees 39 minutes 07 seconds East 251.62 feet; thence
North 48 degrees 18 minutes 07 seconds East 126.00 feet; thence, leaving the outline of the above mentioned Plat 2032, North 48 degrees 18 minutes 07 seconds East 114.71 feet

1 to a point in Admiral Drive, thence north 24 degrees 47 minutes west 145.55 feet to
2 concrete monument number 11118; thence north 61 degrees 24 minutes east 236.41 feet
3 to concrete monument number 11119 located at the edge of the marsh at the head of
4 Weems Creek; thence following the center line of Weems Creek easterly for a distance of
5 approximately 5800 feet to the center of the draw of the state highway bridge crossing
6 Weems Creek at Ridgely Avenue; thence still with the center line of Weems Creek in a
7 general northeasterly direction approximately 3600 feet to the mouth of Weems Creek;
8 thence northeasterly and with the waters of the Severn River, approximately 1300 feet to
9 a point distance north 31400 feet, east 24000 feet from the aforementioned origin of
10 coordinates; thence southeasterly with the center lines of the Severn River in a
11 southeasterly direction to intersect the last line of the most recent City Boundary
12 Description previously published in Section 1(a) of the Charter; said line now having a
13 bearing established as south 24 degrees 13 minutes 24 seconds west to the place of
14 beginning.

15
16
17
18 I hereby certify that the above metes and bounds description accurately reflects all
19 annexations adopted through Ocotober 23, 2003, by ordinance of the City Council of the
20 City of Annapolis.

21
22
23
24 _____
25 Margaret B. Martin, PE
26 Director of Public Works
27 City of Annapolis

1
2 **SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE**
3 **ANNAPOLIS CITY COUNCIL** that this Ordinance shall take effect from the date of its
4 passage.
5

6
7 **ADOPTED** this 14th day of June, 2004.
8
9

10 **ATTEST:**

THE ANNAPOLIS CITY COUNCIL

11
12
13 _____
14 **Deborah Heinbuch, MMC**
15 **City Clerk**
16
17

BY: _____
ELLEN O. MOYER, MAYOR

18 **EXPLANATION:**

19 **Redlining indicates matter added to existing law.**

20 ~~Strike Out indicates matter deleted from existing law.~~

21 **Underlining and redlining indicate amendments.**
22
23
24
25